

**Springerville Planning & Zoning Commission  
Regular Meeting Minutes  
July 14, 2005**

Present: Chairman Kay Matthews, Kay Wilkins, Arnold Moya, Bill Lucas, council liaison Pete Hunt  
Absent: Betty Amator  
Staff: Larisa Bogardus, Zoning Administrator  
Public: Dan Slaysman, Evelyn Arabie, Bill and Mona Bunnell

**1. CALL TO ORDER**

Chairman Kay Matthews called the meeting to order at 7:05 p.m.

Roll Call: Present: Kay Matthews  
Kay Wilkins  
Arnold Moya  
Bill Lucas

**2. PUBLIC PARTICIPATION:** There was no public participation.

**3. MINUTES:** Consider approval of the minutes from the Planning and Zoning Commission regular meeting held June 9, 2005. Motion by Commissioner Wilkins, second by Commissioner Moya to approve the minutes as submitted. Passed 4-0.

**ADMINISTRATION**

**4. ZONING ADMINISTRATOR'S REPORT:** No action.

It was decided to start with new business first to accommodate the applicant and public.

**NEW BUSINESS**

**6. CUP 2005-016:** An application by Bill and Mona Bunnell allowing a storage business at 1680 E. Becker Lane (parcel 104-03-070B).

Commissioner Bill Lucas declared a conflict of interest and left the room.

Dan Slaysman objected to the application because the use does not conform to the zoning (AR-20). There is already one unpermitted commercial that began 15 years ago, which the town has been unable to stop. He added that this area is probably attractive for a business because it is cheaper than commercial or industrial land. The same logic could be applied anywhere in town, which would negate the need and purpose of zoning.

Commissioner Moya asked Chairman Matthews to read into the record a letter submitted by Charles and Barbara Hughes opposing the permit.

Commissioner Wilkins expressed concerns about allowing a light industrial use in a residential neighborhood. Specifically, she objected to the proposed screening, number of units, traffic, setbacks, security and lighting. She also noted that historically, the town has rejected applications for businesses in that area.

Commissioner Moya said he thought that the right landscaping could address the screening issue and that done properly, the business could be an asset.

Mr. Slaysman asked how many units were planned. The Bunnells answered 630 in phases. Commissioner Moya said he doubted the community would grow to that level within the next 10 years, nor was the airport industrial park likely to be overwhelmed.

Mr. Slaysman objected to lights 24 hours a day. Mrs. Bunnell said the lighting would be on the sides of the buildings aimed at the ground. She went on to say they were willing to compromise on lighting and hours of operation. An electronic gate could be programmed to restrict access to certain hours. It can also monitor number of visits by customers for security purposes.

Commissioner Moya said he has seen storage businesses next to housing in other places. Mr. Slaysman expressed concern about open storage of boats and other large items. He added that most of the businesses observed in the Becker Lane area are actually outside the town boundaries.

Chairman Matthews noted she had seen block fenced storage businesses in the Valley. She questioned the width of the driveways and turnarounds for trailers and other large vehicles.

Commissioner Wilkins said she would like to see this business in Springerville, but in a non-residential area.

Mr. Slaysman said if 600 storage units were allowed there, the town would have to allow every other application for 600.

Commissioner Moya said there are existing non-conforming uses, but he felt the commission should refer to the master plan, which states industrial uses should go into the industrial area.

Chairman Matthews noted the fire department was concerned about storage of hazardous and flammable materials.

Motion by Commissioner Wilkins, second by Commissioner Moya to deny the application. Passed 3-0.

## **OLD BUSINESS**

5. **HOME OCCUPATIONS:** Discuss recommending an amendment to the zoning code to define appropriate uses for home occupations and direct staff.

Commissioners indicated general satisfaction with the draft document, however, Commissioner Wilkins expressed concern that limiting employees to family members would unfairly limit partnerships. It was decided to allow one non-resident employee.

Motion by Commissioner Lucas, second by Commissioner Wilkins to recommend the changes to council in ordinance form with the amendment regarding employees. Passed 4-0.

## **NEW BUSINESS**

7. **Travel trailers/RVs:** Discuss possibly limiting the use of travel trailers and recreational vehicles for dwelling purposes outside designated campgrounds or parks and direct staff.

Mrs. Arabie described noticing illegal camping taking place on a commercial lot. Ms. Bogardus explained that it is often difficult to distinguish storage from occupation except at night. She went on to explain that some enterprising residents are using RVs as a source of additional income in zones that do not allow guest houses or other secondary dwellings. Others merely wish to use their RV as additional guest space for short periods, however, the code prohibits both. Also the code currently does not allow people to live in RVs temporarily while constructing a home, which is common in many places.

Commissioner Moya said he liked Eagar's code regulating temporary occupations. Commissioner Lucas said he felt 30 days was too long and the total of 45 days per year would be impossible to track and enforce. He suggested a two week maximum.

Commissioner Moya also suggested adopting Payson's section allowing RVs during construction. Commissioner Wilkins said she'd like to include the section prohibiting RVs or travel trailers as dwellings outside designated parks. Commissioner Lucas said he supported allowing RVs during construction, but said it should be a conditional use.

Planning & Zoning Meeting

July 14, 2005

Page 3 of 3

Staff was directed to draft a document to this effect for consideration at the August meeting. No action taken.

**11. ADJOURNMENT:** Motion by Commissioner Moya, second by Commissioner Lucas. Passed 4-0.

The meeting adjourned at 8:10 p.m.

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Kay Matthews, Chair